

TRANSFER
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WARRANTY DEED

Mellen A. Sawyer, of Winslow, Kennebec County, Maine, for consideration paid, grants to JR's Discount & Pawns, Inc., of Waterville, Kennebec County, Maine, with *Warranty Covenants*, the land in Waterville, Kennebec County and State of Maine, more particularly bounded and described as follows:

A certain lot or parcel of land with the buildings thereon located on the westerly side of Main Street, in Waterville, Kennebec County, Maine, and further bounded and described to wit:

RE: 20 MAIN ST.

Beginning at a point located on the apparent westerly side of Main Street, said point being located southeasterly one hundred forty feet, more or less, (140' ±) from the apparent intersection of the westerly line of Main Street and the southerly line of Silver Street, and marking the southeasterly corner of store number 3 in Ticonic Row and the northeasterly corner of store number 2 in Ticonic Row. This point is the northeasterly corner called in a deed from Waterville Hardware and Plumbing Supply Company to L. & G. Realty Corporation, dated December 12, 1968 and recorded in Book 1488 at Page 446 of the Kennebec County Registry of Deeds and is currently owned by Evangelos Shanos, as recorded in Book 4886 at Page 131. This point also marks the southeasterly corner of a certain parcel 2 of land conveyed by Lewis and Percy Levine to Lewis and Percy Levine, Inc. as recorded in Book 887 at Page 372. Thence westerly along the northerly line of land now or formerly of Shanos for ninety-five feet, more or less, (95' ±), to the northwesterly corner of land now or formerly of Shanos. This corner also marks the northeasterly corner of land conveyed to Lewis and Percy Levine, Inc., by deed of Donald R. Michaud, dated June 9, 1953 and recorded in Book 940 at Page 166. Thence southerly along the westerly line of land now or formerly of Shanos and the easterly line of Levine for sixty-seven and five tenths feet, (67.5' ±) to the southwest corner of land now or formerly of Shanos. This call of sixty-seven and five tenths feet (67.5') comes from a deed in the Shanos chain of title from the Lockwood Company to John Sherden dated August 2, 1910 and recorded in Book 548 at Page 111. Thence easterly along the southerly line of land now or formerly of Shanos and a northerly line of land of Levine for twenty-five feet, more or less, (25' ±), to a point located at the northwesterly corner of land formerly of William A. Taylor and Elizabeth Taylor, and now the State of Maine and the westerly side of Main Street. See parcel No. 15 on a

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Maine State Highway Commission Right of Way Map for State Highway "31", S.H.C. File No. 6-150, sheet 2 of 5 as recorded in the Kennebec County Registry of Deeds in Plan Book 41 at Page 21. Thence southerly along the westerly line of Main Street, which is parcel 15 and the easterly line of land of Levine, for twenty and sixty-two hundredths feet (20.62'), to a point, located on the northerly line of land now or formerly of the City of Waterville. This distance call of twenty and sixty-two hundredths feet (20.62') comes from a deed from the Lockwood Company to Charles H. Simpson dated June 11, 1903 and recorded in Book 442 at Page 454. Thence westerly along the northerly line of land now or formerly of the City of Waterville and parcel 18A as shown on the above mentioned Right of Way Plan and the southerly line of land of Lewis and Percy Levine, Inc. for one hundred eighteen feet (118'), more or less, (118'±), to a point located on the northeasterly line of Spring Street. Thence northwesterly along the northeasterly line of Spring Street for seventy-seven feet, more or less, (77'±) to a point. This point marks the southeasterly corner of land now or formerly of Sidney H. and Elizabeth M. Geller as recorded in Book 4250 at Page 306. This point is also located on the westerly line of the land conveyed to Lewis and Percy Levine, Inc. as described in Book 940 at Page 166. Thence northerly along the easterly line of land now or formerly of Geller and the westerly line of land of Levine for thirty-five feet, more or less, (35±), to a point. This point marks the southwesterly corner of land now or formerly of John Fortier as recorded in Book 2850 at Page 200 and the northwesterly corner of land conveyed to Lewis and Percy Levine, Inc. in Book 940 at Page 166. Thence easterly along the southerly line of land now or formerly of Fortier and John S. Massey as recorded in Book 2858 at Page 15 and the northerly line of land of Lewis and Percy Levine, Inc. for forty-five and four tenths feet (45.4') to a point. This point marks the northwesterly corner of land conveyed to Lewis and Percy Levine, Inc. as parcel number 2 in Book 887, at Page 372. This point also marks a northwesterly corner of land conveyed to William Levine by Benjamin H. Kimball by deed dated May 2, 1924 as recorded in Book 596 at Page 485, and devised by William Levine to Lewis and Percy Levine in Book 758 at Page 537, and later conveyed to Lewis and Percy Levine, Inc. as parcel 6 in Book 887 at Page 372. This point is also shown on a plan entitled "Plan of Property of Levine Block on Main Street, Waterville, Maine" as recorded in Plan Book 15 at Page 84. Thence northeasterly along the southerly line of land now or formerly of John S. Massey for fifty-three and six tenths feet (53.6') to a point, marking the southwesterly corner of land now or formerly of Sidney H. and Elizabeth M. Geller as recorded in Book 3663 at Page 96.

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Thence northeasterly along the southerly line of Geller to a point. This point marks the northwesterly corner of land conveyed by William Levine to Napoleon Landry by deed dated November 6, 1933 as recorded in Book 690 at Page 349, and a northerly corner of land devised by William Levine to Lewis and Percy Levine in Book 758 at Page 537 and conveyed by Lewis and Percy Levine to Lewis and Percy Levine, Inc. as parcel 6 in Book 887 at Page 372. Thence southerly along the southerly line of land now or formerly of Geller, being the westerly line of land described in Book 690 at Page 349, to the northerly line of a twelve foot (12') wide passway. Thence easterly along the northerly line of said passway and the southerly line of Geller twelve feet (12') to southeasterly corner of Geller and the southwest corner of land now or formerly of Jeffrey A. Stone as recorded in Book 5400 at Page 94. Thence easterly along the southerly line of land now or formerly of Stone and the northerly line of a twelve foot (12') wide passway to the southeasterly corner of Stone and the westerly line of Main Street. Thence southerly along the westerly line of Main Street and the easterly end of the passway for twelve feet (12') to the northeasterly corner of land conveyed by Benjamin Kimball to William Levine in Book 596 at Page 537, known as store number 4 in Ticonic Row. Thence southerly along the westerly line of Main Street and the easterly line of land once owned by William Levine and devised to Lewis and Percy Levine in Book 758 at Page 537, and later conveyed by said Lewis and Percy Levine to Lewis and Percy Levine, Inc. as parcel 6 in Book 887 at Page 372 for twenty-eight feet, more or less, (28'), more or less, to a point marking the northeasterly corner of parcel number 2 in a deed from Lewis and Percy Levine to Lewis and Percy Levine, Inc. as recorded in Book 758 at Page 537. Thence southerly along the westerly line of Main Street and the easterly line of store number 3 in Ticonic Row for twenty-seven feet, more or less, (27'±), to the northeasterly corner of store number 2 in Ticonic Row and the northeasterly corner of land now or formerly of Evangelos Shanos as recorded in Book 4886 at Page 131 and the point of beginning.

The above described premises are encumbered by a certain right of way as described in a deed from Benjamin H. Kimball to William Levine, dated May 2, 1924 and recorded in Book 596 at Page 485.

This description includes the passway to the north and rear of the row of stores known as Ticonic Row, and the owners of stores within Ticonic Row have the right to pass and repass over this right of way. See also a deed from William Levine to Napoleon Landry, dated January 8,

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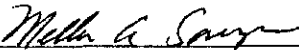
1934 and recorded in Book 696 at Page 362. This deed includes a right of way across land to the rear of the present Stone lot (formerly Paganucci lot) and along the 12' wide passway to the north of Ticonic Row and benefits the Sidney H. Geller and Elizabeth M. Geller lot as recorded in Book 3663 at Page 96. See also a deed from Lewis and Percy Levine, Inc. to L. & G. Realty dated February 26, 1970 and recorded in Book 1516 at Page 269. This description grants an easement of passage across the above described parcel, and benefits the current Shanos lot. See an easement from Lewis and Percy Levine, Inc. dated February 26, 1970 and recorded in Book 1516 at Page 258. This easement currently benefits Sidney H. Geller and Elizabeth M. Geller as recorded in Book 4250 at Page 306. The above described parcel is also encumbered by a sewer line, as shown on a Maine State Highway Commission Right of Way Map as recorded in Plan Book 41 at Page 21.

This description was prepared by Rowe & Wendell for Arthur Turmelle without the benefit of a standard boundary survey, but is based on deed research in the Kennebec County Registry of Deeds and information depicted on the Maine State Highway Commission Right of Way Map as recorded in Plan Book 41 at Page 21.

Being the same premises conveyed to Mellen A. Sawyer by Warranty Deed of Arcon Realty, Inc. dated August 30, 2001 and recorded in the Kennebec County Registry of Deeds in Book 6608, Page 170.

WITNESS my hand this 25th day of February, 2005.


Witness


Mellen A. Sawyer

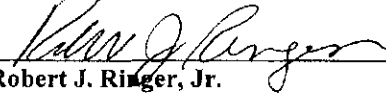
State of Maine
Kennebec, ss

February 25, 2005

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Then personally appeared the above named **Mellen A. Sawyer** and acknowledged
the foregoing instrument to be his free act and deed.

Before me


Robert J. Ringer, Jr.

Notary Public

Received Kennebec SS.
02/25/2005 12:31PM
Pages 5 Attest:
BEVERLY BUSTIN-MATHEWAY
REGISTER OF DEEDS

JABAR, BATTEN, RINGER & MURPHY - ATTORNEYS AT LAW - ONE CENTER STREET - WATERTOWN, MAINE 04801